

June 15, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

6265126	Ground Disturbance	Υ
BLDG	PASV Required This Permit	Y
CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	12/13/10
SINGLE FAMILY / DUPLEX	PASV Done Under	
FULL C	Permit Remarks	
512 27th Ave		
SF5000	Applicant	PAUL PIERCE 2331 E MADISON ST SEATTLE WASHINGTON 98112 (206) 251-5962
Permit Issued		
Description of Work Construct new single family residence with attached garage,	Applicant Email	paul@playhousedesigngroup.com
per plan.	Linked AP/Project Nos.	3011859
	BLDG CONSTRUCTION AND DEVELOPMENT SINGLE FAMILY / DUPLEX FULL C 512 27th Ave SF5000 Permit Issued Construct new single family	BLDG PASV Required This Permit CONSTRUCTION AND Date PASV Completed SINGLE FAMILY / DUPLEX FULL C FULL C SF5000 Applicant Permit Issued Construct new single family residence with attached garage, per plan. Date PASV Completed PASV Done Under Permit Remarks Applicant Applicant Email Linked AP/Project

For detailed zoning information, click the King County APN number above, or visit http://web1.seattle.gov/dpd/parceldata/ to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Matthew S Recker, (206) 233-5034, Matt.Recker@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all**

required documents at the intake appointment. If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions 27TH AVE

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 2-3 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

27TH AVE

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: http://web1.seattle.gov/DPD/InspectionRequest

Inspectors Notes

Site slopes down moderately to west. Specify locations and depths of proposed excavation.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements 27TH AVE

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There is an overhead high voltage line along the east side of 27th Ave.

Easements

SCL power easement is required. Property survey may be required at project's expense. At the time of this review, SCL easement for LBA #3011859, has not been recorded with King County.

Other Requirements

• For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details for temporary power for construction. Your Electrical Service Representative is: Shelby Calipes, 206-386-4245, shelby.calipes@seattle.gov.

DPD Drainage Requirements

Contact: Kevin Donnelly, (206) 684-5051, Kevin.Donnelly@seattle.gov

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 27th Ave Sanitary sewer main size: 12-nches Storm drainage main location: 27th Ave Storm drainage main size: 24-inches

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

All single-family residential projects shall implement green stormwater infrastructure (GSI) to the maximum extent feasible per SMC 22.805.030. Refer to CAMs 530-537 - Green Stormwater Infrastructure on Private Property. Submit a Standard Drainage Control Plan for Small Projects that includes the GSI Calculator. For more information, refer to:

http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

DPD Land Use Code Requirements

Contact: Onum Abbey Esonu, (206) 233-7196, Onum.Esonu@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

27TH AVE

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/static/Covenant Consenting LID LatestReleased DPDS 006060.pdf

SDOT Requirements

Contact: Tammy Frederick, tammy.frederick@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction of installation.

Other street use annual permit required. All encroachments in the public right-of-way (ROW) require an annual 30-day revocable permit and potentially an indemnity agreement including insurance. Be advised that there is the potential that in the future these annual permit fees will be aligned with the property's market value and could escalate considerably over time.

Discretionary ROW Requirements

Encroachments in/over the right of way (ROW) such as stairs, walls, awnings, marquees, fences, non-structural walls, or erosion facing (e.g. rockeries) are discouraged in the ROW unless the proposed improvement has been approved by DPD (building overhangs), is REQUIRED for access, OR provides significant benefit to the public. When necessary, SDOT Street Use will evaluate proposals on a case-by-case basis provided the applicant supplies technical documentation explaining why there is no other way to construct the improvement without encroaching in the right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) chapter 4 for design requirements. An Annual permit is required for structural buildings overhangs, marquee/awnings, and all other encroachments in the public right-of-way (ROW). Annual permits are 30-day revocable permits and an indemnity agreement including insurance may be a condition of the permit. Be advised that annual fees may escalate over time subject to the Street Use Fee Schedule. If your project is proposing encroachemnts into the right-of-way (ROW) in conjuction with other required street improvements apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Other requirements: Stairs in the right of way require an annual permit with indemnification and must be a minimum of 2' behind sidewalk.

SPU Requirements

Contact: Tanya Treat, (206) 615-1636, TreatT@seattle.gov

Water Availability

Contact: Larry Key, (206) 233-7850, Larry.Key@seattle.gov

Your water availability assessment has been approved.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos 004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, <u>Liz.Kain@seatte.gov</u>.

Other Requirements

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated

historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark of if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

- 1. Review the requirements in this report.
- 2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
- 3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
- 4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (http://www.seattle.gov/light/newconstruction/). Contact an Electric Service Representative for your electrical service design and connection questions:

North of Denny Way (206) 615-0600 South of Denny Way (206) 386-4200 Large Commercial & Industrial (206) 233-7177 Service Applications (206) 233-APPS (2777)

- 5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
- 6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.